

# OpenVoiceNews India

Transparent. Unbiased. Yours.

## Luxury Housing Booms: ₹1 Crore+ Homes Account for 62% of H1 2025 Sales in Major Indian Cities

July 23, 2025

– Categories: Real Estate



DOWNLOAD IPFS

Premium homes priced above ₹1 crore dominated India's residential real estate market in the first half of 2025, accounting for 62% of total housing sales, according to new data released by real estate consultancy Anarock. The surge in high-value property transactions was largely driven by demand in Bengaluru, Mumbai Metropolitan Region (MMR), and Pune.

The report, covering January to June 2025, revealed that out of approximately 220,000 housing units sold across the top seven cities, around 137,000 were priced above ₹1 crore. This represents a significant jump from H1 2023, when only 25% of sold units fell into this luxury category.

Bengaluru, MMR, and Pune led the charge in premium housing absorption, together contributing the majority share of the ₹1 crore+ segment. Notably, the shift reflects a strong appetite for larger, better-located homes among buyers with higher disposable incomes and long-term investment goals.

“The consistent rise in premium housing sales is a reflection of growing aspirations, lifestyle changes, and increased earning capacity among urban homebuyers,” said Anuj Puri, Chairman of Anarock Group.

Bengaluru, known as India’s tech capital, saw one of the sharpest increases in high-end property transactions. Meanwhile, Mumbai retained its position as the most expensive market, with a substantial portion of its inventory crossing the ₹1 crore threshold. Pune also showed robust growth, with its affordability compared to Mumbai making it a magnet for both end-users and investors.

The surge in premium property sales coincides with broader trends, including developers increasingly launching luxury projects and consumers prioritizing value over cost, especially in metro and Tier-1 cities.

Anarock’s report also noted a decline in demand for lower-end housing units priced below ₹40 lakh, which constituted just 15% of total sales in H1 2025, down from 21% in H1 2023. Mid-segment homes priced between ₹40 lakh and ₹80 lakh accounted for 15%, and units priced between ₹80 lakh and ₹1 crore made up 8%.

Analysts suggest the pattern may continue in the near term as high-net-worth individuals and upper-middle-class buyers remain confident in real estate as a stable investment option, particularly amid market uncertainties in other asset classes.